

BK0370PG0360

ROW 005A

461070115.WA
Patrick Jason McGowen
115-0-00-W

STATE MS. DE SOTO CO.
FILED

APR 4 1 42 PM '00

Do not record above this line

WARRANTY DEED

BK 370 PG 360
W.E. DAVIS CH. CLK.

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of Fourteen Thousand Seven
Dollars /100 Dollars (\$14,070)

the receipt and sufficiency of which is hereby acknowledged, I/or we,
the undersigned, hereby grant, bargain, sell, convey and warrant unto
the Mississippi Transportation Commission the following described
land:

INDEXING INSTRUCTIONS: NORTHEAST 1/4 OF SECTION 24,
TOWNSHIP 2 SOUTH, RANGE 9 WEST,
DESOTO COUNTY, MISSISSIPPI

PARCEL NO. 1

Begin at the point of intersection of a Southwestern line
of grantors property with the present Northern right-of-way
line of McGowan Road as shown on the right-of-way appraisal
plats for Federal Aid Project No. 46-0030-01-007-10
(102184/001000); from said point of beginning run thence
North 06° 26' West along said property line, a distance of
5.005 meters (16.420 feet); thence run North 87° 28' East,
a distance of 48.655 meters (159.628 feet); thence run
South 89° 22' East, a distance of 32.892 meters (107.912
feet) to a point that is 16.764 meters (55.0 feet)
Northeasterly of and perpendicular to the centerline of
McGowen Road at Station 139 + 00; thence run South 75° 20'
East, a distance of 31.418 meters (103.078 feet) to said
present right-of-way line; thence run North 89° 23' West
along said present right-of-way line, a distance of 111.336
meters (365.275 feet) to the point of beginning, containing
0.069 hectares (0.17 acres), more or less, and being
situated in the Southwest 1/4 of the Northeast 1/4 of
Section 24, Township 2 South, Range 9 West, DeSoto County,
Mississippi.

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PARCEL NO. 2

Begin at the point of intersection of a Southern line of grantors property with the present Southeastern right-of-way line of Mississippi Highway No. 301 as shown on the right-of-way plats for Federal Aid Project No. 46-0030-01-007-10 (102184/001000); from said point of beginning run thence North 29° 44' East along said present Southeastern right-of-way line, a distance of 249.792 meters (819.529 feet) to a Northern line of grantors property; thence run South 89° 52 East along said Northern property line, a distance of 23.681 meters (77.692 feet); thence run South 30° 30' West along a line that is parallel with and 42.672 meters (140 feet) Southeasterly of the centerline of survey of said project, a distance of 28.377 meters (93.100 feet); thence run South 64° 12' West, a distance of 27.474 meters (90.139 feet); thence run South 30° 30' West along a line that is parallel with and 27.432 meters (90 feet) Southeasterly of the centerline of survey of said project, a distance of 53.340 meters (175.0 feet); thence run South 14° 30' East, a distance of 21.553 meters (70.711 feet) to a point that is 42.672 meters (140.0 feet) Southeasterly of and perpendicular to the centerline of survey at Station 435 + 50; thence run South 30° 30' West along a line that is parallel with and 42.672 meters (140 feet) Southeasterly of the centerline of survey of said project, a distance of 30.480 meters (100.0 feet); thence run south 64° 12' West, a distance of 27.474 meters (90.139 feet); thence run South 30° 30' West along a line that is parallel with and 27.432 meters (90 feet) Southeasterly of the centerline of survey of said project, a distance of 31.507 meters (103.369 feet); thence run South 28° 34' West, a distance of 50.455 meters (165.534 feet); thence run South 13° 49' East, a distance of 2.860 meters (9.382 feet) to said southern line of grantors property; thence run South 80° 42' West along said property line, a distance of 7.195 meters (23.607 feet) to the point of beginning, containing 0.223 hectares (0.55 acres), more or less, and being situated in the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 2 South, Range 9 West, DeSoto County, Mississippi.

Parcel Nos. 1 and 2 contain an aggregate of 0.291 hectares (0.72 acres), more or less.

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The grantor herein further warrants that the above described property is ~~no~~ part of his/or her homestead.

^{TS P.J.M.}
It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

The grantors herein agree to pay all real property taxes ^{TS P.J.M.} assessed against the above described property for the current year.

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It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness my signatures the 12th Day of February, A.D.,

19 2000.

Bob Johnson, witness

Patrick J. McGowan

Grantee, Prepared by and return to:

Miss. Department of Transportation

Right of Way Division

P. O. Box 1850

Jackson, Mississippi 39215-1850

Phone Number: (601) 359-7559

Acct. No. 46-0030-01-007-10

(102184/001000)

SEC-TL-NB: NONE

Grantor Address:

6300 McFowen Road

Lake Cormorant, MS 38641

Phone Number (601) 781-9591

Business No. None

After Recording, Return To:

Holcomb Dunbar, P.A.

P.O. Box 190

Southaven, MS 38671

601.349.0664

File No. 999-064 Initials SDH

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In the case of proof of execution of the instrument made by a
subscribing witness:

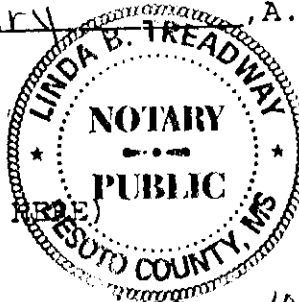
STATE OF MISSISSIPPI

County of DeSoto

Personally appeared before me, the undersigned authority, Bob Johnson, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, depose and saith that he saw the within named PATRICK JASON MCGOWAN and _____, whose name _____ subscribed hereto, sign and deliver the same to the said Mississippi Transportation Commission, a body corporate by statute, that he, this affiant, subscribed his name as witness thereto in the presence of the said PATRICK JASON MCGOWAN and _____ on the day and year therein mentioned.

Bob Johnson
Affiant

Sworn to and subscribed before me this the 15th day of February, A.D., 2000.



(PLACE SEAL HERE)

Linda B. Treadway
Notary Public Title

My commission expires 10/17/2002